

**TITLE 8 DEVELOPMENT CODE**  
**DIVISION 4: LAND USES**  
**CHAPTER 4: ADDITIONAL USES.**  
**Sections:**

- 84.0401 Additional Use Criteria.
- 84.0405 Alternate Review Procedure.
- 84.0410 List of Additional Uses.
- 84.0420 Planned Developments.

**84.0401 Additional Use Criteria.**

Except as provided by Section 84.0405 the land uses listed in Sections 84.0410 and 84.0420 shall be allowed in any official land use district subject to a Conditional Use Permit when one or more of the following criteria cited have been met:

- (a) The location of the land use is determined by other land uses which are directly supported by the proposed use; or
- (b) The land use is part of the community or regional infrastructure; or
- (c) The location of the proposed use is determined by the location of raw materials in their natural state such as mineral deposits, natural vegetation and energy sources; or
- (d) The character of the proposed use is such that it requires a remote location away from other land uses; or
- (e) The land use is deemed essential or desirable to the public convenience or welfare.

Readopted Ordinance 3341 (1989)

**84.0405 Alternate Review Procedure.**

Unless preempted by State or Federal Law, the specific land uses listed in Section 84.0410 shall be permitted in any official land use district without a Conditional Use Permit when, in the opinion of the Planning Officer, the criteria cited in Section 84.0401 and all the following alternate review procedures have been completed.

- (a) Alternate Procedures.
  - (1) The land use has been approved at public hearing by a State or Federally appointed body or commission empowered to approve or license the land use.
  - (2) Notice has been given to provide an opportunity for those interested or affected by the proposed use to take part in local public hearings conducted by the State or Federal body or commission approving the land use.
  - (3) The review process used by the approving agency has substantially addressed the same issues and concerns that would be addressed in applicable County review and approval process.
  - (4) The approving State or Federal body or commission has made a reasonable effort to respond to concerns expressed by the County of San Bernardino and its citizens.
  - (5) The approval of the land use would not have a substantially detrimental effect on the public health, safety and welfare.
  - (6) Approval of the land use has complied with applicable provisions of the California Environmental Quality Act.
  - (7) The land use is consistent with the County General Plan.
- (b) Typical Alternate Procedures. The following procedures may qualify as such alternate review procedures:
  - (1) Projects approved by the State Energy Commission.
  - (2) Projects approved by the U.S. Forest Service.
  - (3) Projects approved by the Bureau of Land Management.
  - (4) Projects approved by the State Lands Commission.
  - (5) State or Federal Water Projects.

Readopted Ordinance 3341 (1989)

**84.0410 List of Additional Uses.**

The following uses shall be allowed in any official land use district subject to the reviews specified by Sections 84.0401 and 84.0405.

- (a) Temporary and permanent government facilities and enterprises (Federal, State and Local) where buildings and/or property are publicly owned or leased.
- (b) Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
- (c) Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus, or appurtenances incidental thereto, including but not limited to, airports, heliports, train stations, bus stations, car pool facilities and parking lots.

- (d) Institutional uses including but not limited to schools, colleges and universities, conference centers, hospitals, churches, rehabilitation centers and organizational camps.
- (e) Museums, art galleries, and libraries.
- (f) Planetariums, aquariums, zoos, botanical gardens and arboretums.
- (g) Historic and monument sites.
- (h) Cemeteries, including pet cemeteries, subject to Design Standards and the mapping requirements specified by this Title. A Conditional Use Permit and a Tentative Tract Map filed concurrently shall be required.
- (i) Social care facilities with seven (7) or more clients.
- (j) Solid waste disposal sites, rubbish incinerators, and recycling centers. (Recycling centers are limited to certain land use districts as described in Section 84.0625 of this Division.)
- (k) Sewer plants and sewage disposal sites.
- (l) Electrical generating stations.
- (m) Public utilities and public service uses or structures including but not limited to: reservoirs, pumping plants, electrical substations, central communications offices, microwave and repeater huts, towers and satellite receiving stations. A multiple site network may be submitted as one project.
- (n) Radio and television stations and towers.
- (o) Racetracks or stadiums.
- (p) Campgrounds not exceeding a density of four (4) sites per acre.
- (q) Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges, sky diving jumpsites, off-road and recreational vehicle parks, marinas, golf courses, hunting and fishing clubs, ski resorts and recreational camps.
- (r) Gas pressure control stations, water treatment plants (purification), water storage tanks, gas production plants, petroleum pipelines and pressure control stations.
- (s) Development of natural resources including, but not limited to: mineral deposits, extraction, natural vegetation and energy sources, together with the necessary buildings, apparatus or appurtenances incidental thereto.
- (t) Correctional institutions.
- (u) Bail bond operation located within one (1) mile of a correctional institution.
- (v) Arenas, field houses, auditoriums, rodeo facilities.
- (w) Recreation and community centers, gymnasiums, athletic clubs.
- (x) Wildlife and nature preserves, lakes, general recreation, leisure and ornamental parks open to the general public.
- (y) Emergency and transitional shelters for the homeless.
- (z) Industrial uses requiring extensive buffering from other land uses for the preservation of the health, safety and welfare of the general public. These uses are restricted to areas designated as Improvement Level 4 or 5 as defined by the County General Plan.
- (aa) HAZARDOUS WASTE OPERATIONS. Establishments involved in the transfer, storage, treatment, incineration, recycling or disposal of waste material that could pose a threat to human health or the environment if not handled properly. These establishments include, but are not limited to, treatment, incineration, recycling, storage, transfer, residual repository and land disposal facilities.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990); Amended Ordinance 3446 (1991); Amended Ordinance 3565 (1993)

#### **84.0420 Planned Developments.**

Planned Developments shall be allowed in any official land use district subject to an approved Planned Development application as specified by Division 3 of this Title and the Design Review Standards specified by Division 8 of this Title.

Readopted Ordinance 3341 (1989)